





708 Heartland Trail is a Class A office building offering approximately 49,000 square feet of high-quality workspace in the Old Sauk Trails Office Park on Madison's west side. Constructed in 2007, the property features attractive landscaping and a naturally lit, two-story atrium lobby that creates a welcoming first impression. Strategically located near Old Sauk Road, Pleasant View Road, and Heartland Trail, the building provides excellent visibility and convenient access to Beltline Highway 12/14, along with nearby retail and dining options. The well-positioned setting and established tenant presence make 708 Heartland Trail a highly accessible and professional environment for today's businesses.

SPACE & PROPERTY HIGHLIGHTS

Building Size	49,143 SF
Available Space	SUITE 1000 • 4,136 SF SUITE 1600 • 1,614 SF SUITE 2400 • 2,809 SF SUITE 3400 • 5,775 SF
Floors	3
Building Hours	6:45 AM - 5:30 PM M - F
Signage	Building signage available
Parking	3.43/1000 169 Stalls/28 Underground



OFF-SITE SELF-SERVE COFFEE LOUNGE



ON-SITE FITNESS CENTERS



OFF-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Two-Story Atrium Lobby
- Underground Parking
- Ample Surface Parking
- Building Signage Opportunities

SHARED/OFF-SITE:

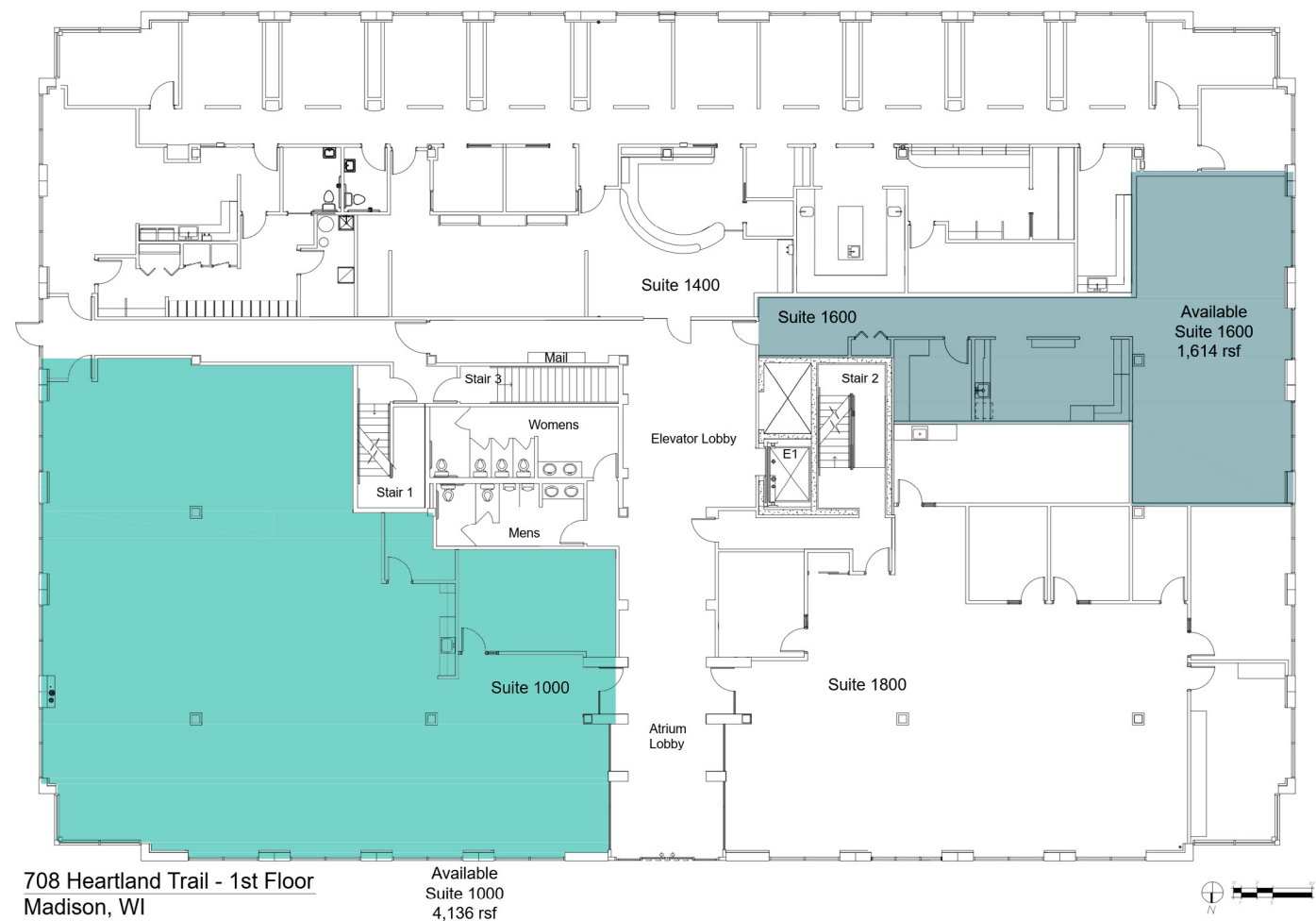
- Full Service Cafe
- Multiple No-Fee Workout Facilities
- Wellness Rooms
- Golf Simulator Lounges
- Self-Serve Coffee Lounges
- Various Conference Centers
- Multiple Board Rooms

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

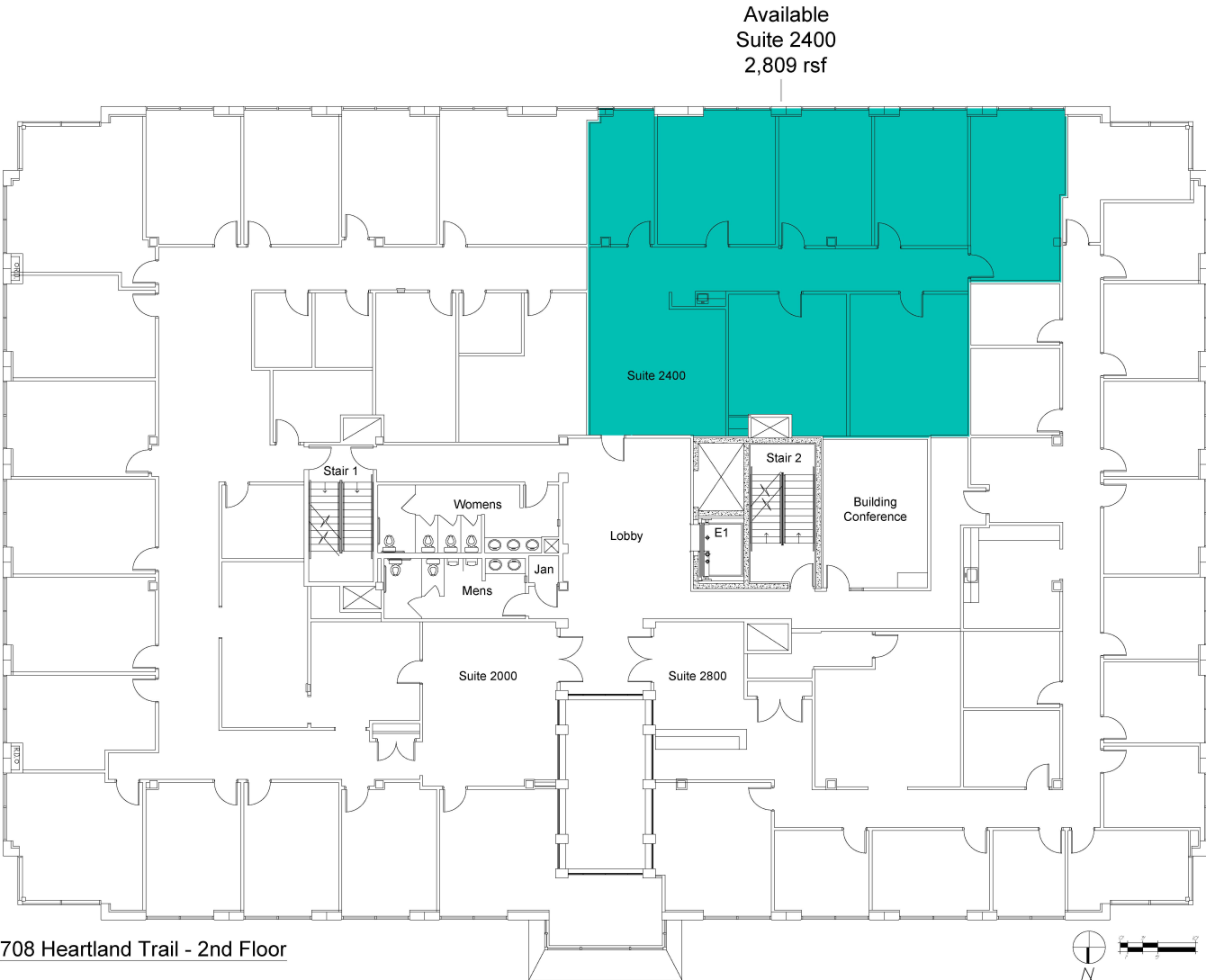
AVAILABLE SUITES

Unit #	Size	Availability
1000	4,136	Immediately
1600	1,614	Immediately



AVAILABLE SUITES

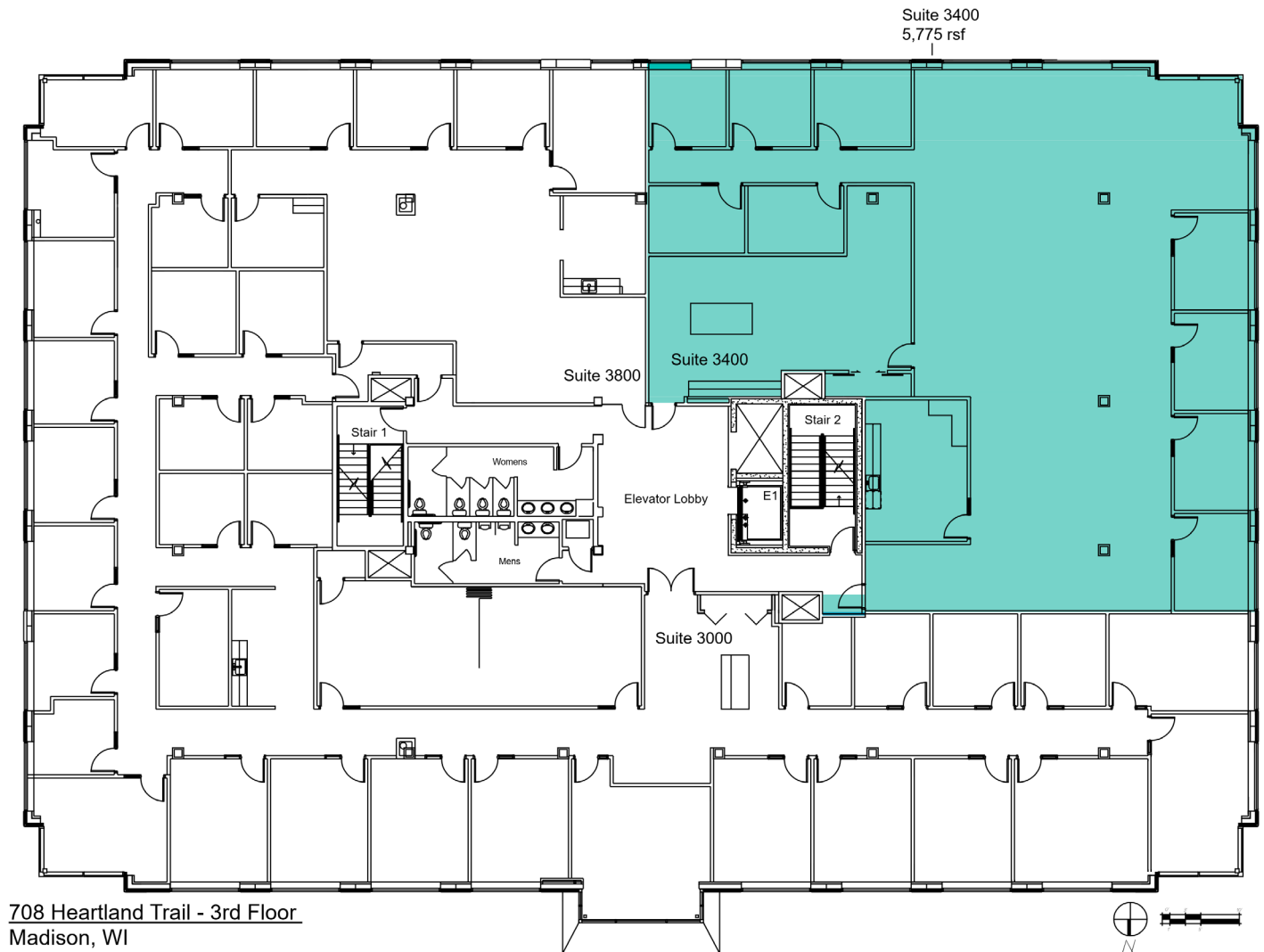
Unit #	Size	Availability
2400	2,809 SF	Immediately



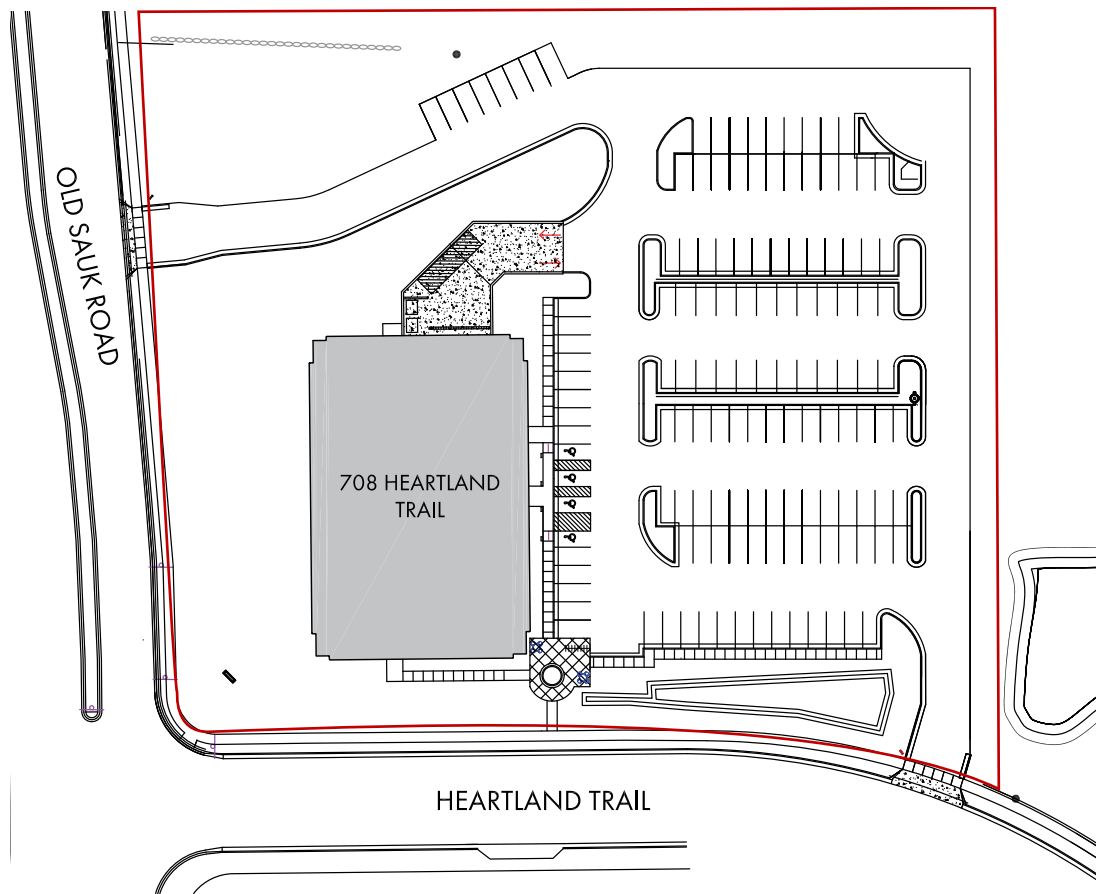
RFA
ASSET MANAGEMENT

AVAILABLE SUITES

Unit #	Size	Availability
3400	5,775	Immediately



SITE MAP



708 Heartland Trail

FIND US HERE

- **Gross Leasable Area:** 49,143 SF
- **Key Tenant(s):** Hartung Brothers Inc.
- **Major Arterials & Access:** Old Sauk Road, North Pleasant View Road

AREA DEMOGRAPHICS*



206,972
Population



\$127,557
Avg. Household Income



252,251
Daytime Population



66.5%
Population with
Bachelor's, Graduate,
or Professional Degree



192,240
Employees

*Within 7 miles of 708 Heartland Trail (2023 estimates)



708 HEARTLAND TRAIL MADISON, WI

FOR OFFICE LEASING INQUIRIES

KYLE ROBB, CCIM

Director - Leasing
(+1) 608-830-6308
kyle.robbs@rfa.ca

RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

2026 RFA. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.